

Supporting Information

Householder Planning Application

**Loft Conversion
and
Rear Extension**

**24 Talbot Road
Lyme Regis
Dorset
DT7 3BB**

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1 Introduction

A Householder Planning Application has been submitted to modify the dwelling at 24 Talbot Road, Lyme Regis by creating residential accommodation in the roof space and erecting a two story rear extension. This document provides supporting information relating to this application.

A Drawing List is provided in Appendix 1

2 Planning History

An online search did not reveal any planning history associated with this site.

3 Existing Property

24 Talbot Road is a detached single story dwelling located at the end of the cul-de-sac. It was built in the 1960's and is of conventional construction with face brick walls under a concrete tile roof. (Figure 1)

It has a residential curtilage of approximately 954m² (0.24 Acre) and is one of the largest plots in Talbot Road.

There is currently a single garage and off-road parking for several cars, none of which will be affected by these proposals.

The property lies within the Defined Development Boundary of Lyme Regis.

4 Proposals

In summary, the proposed development is as follows:

- Modify roof by the construction of a dormer window and the insertion of a Velux type roof window and a Velux type Cabrio window
- Convert loft space to residential accommodation
- Erect a two storey rear extension

5 Arboriculture

There are several mature trees both within the curtilage of the site and just off site . The positions of these trees have been plotted on drawings 05A and 07A together with the extent of their Root Protection Areas (shown in green). It can be seen that the proposals do not encroach on the RPA's and thus the proposed development will have no impact on these trees.

6 Design Statement

The following form the key elements of our proposed design

- With the addition of only flush (when closed) Velux style windows in the front (South - West) elevation and a single small dormer on the North West elevation the impact of our proposal on the street scene has been minimised.
- The significant view from the new first floor windows in the front elevation will be down Talbot Road with only oblique sightlines over neighboring properties, thus minimizing any loss of privacy of adjacent properties
- The window in the dormer will serve a bathroom and will be obscure glazed, protecting the privacy of No 23 to the north
- The rear extension is designed to be a visual continuation of the existing bungalow. Face and roof materials will match existing to further reinforce this
- By stepping the proposed rear extension in from the existing north-west elevation good spatial separation between the extension and No 23 to the north has been achieved
- With the boundary to the south diverging from the property good spatial separation is also achieved from No 25 to the south.
- The small flush Velux style window in the south East elevation serves only a staircase and as such the opportunity for overlooking of neighboring properties from here will be minimal
- The first floor Juliet balcony and window proposed in the north-east elevation of the extension looks directly out over the rear garden of the property. A combination of the spatial separation and the screening trees will mean that any impact on the recent major developments to the east of the property will be negligible. Further, with only an oblique view over the bottom of the garden of No 23 and only a very slight view over the garden of No 25 any loss of privacy by adjacent neighbors will be minimal.
- With a site area of approximately 954m² the proposed extension can easily be accommodated in the large rear garden. It is of note that the rear gable of the proposed extension is still forward of effective rear “build lines” created by No 25 to the south and the extended No 22 to the north.

11 Surface Water Disposal

Currently the surface water from the site drains to the public sewer. It is not intended to change this arrangement

Figure 1 – Existing Bungalow Front



Appendix 1 – Drawings List

Drawing Number	Drawing Title
03A	Proposed Scheme
04	Location Plan
05A	Existing Site Layout
06	Existing Block Roof Plan
07A	Proposed Site Layout
08	Proposed Block Roof Plan